

046.0

0003

0020.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

184,300 / 184,300

USE VALUE:

184,300 / 184,300

ASSESSED:

184,300 / 184,300



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
113		MEDFORD ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: HOUSING CORP OF ARLINGTON	
Owner 2:	
Owner 3:	

Street 1: 252 MASS AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: JUSTICE JOHN P &amp; MARY JANE -

Owner 2: -

Street 1: 113 MEDFORD ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,199 Sq. Ft. of land mainly classified as Housing Corp with a Multi-Garden Building built about 1915, having primarily Asbestos Exterior and 2839 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
114	Housing Corp		4199		Sq. Ft.	Site		0	80.	0.26	1			Med. Tr	-10	Easemen	-10	Restric	-75	88,447							88,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
114		4199.000	95,900		88,400	184,300			
Total Card		0.096	95,900		88,400	184,300	Entered Lot Size		
Total Parcel		0.096	95,900		88,400	184,300	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	64.92	/Parcel: 64.92	Land Unit Type:		

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	114	FV	95,900	0	4,199.	247,700	343,600	343,600	Year End Roll	12/18/2019
2019	114	FV	74,000	0	4,199.	375,900	449,900	449,900	Year End Roll	1/3/2019
2018	104	FV	74,000	0	4,199.	274,200	348,200	348,200	Year End Roll	12/20/2017
2017	104	FV	69,300	0	4,199.	238,800	308,100	308,100	Year End Roll	1/3/2017
2016	104	FV	69,300	0	4,199.	203,400	272,700	272,700	Year End	1/4/2016
2015	104	FV	61,500	0	4,199.	199,000	260,500	260,500	Year End Roll	12/11/2014
2014	104	FV	61,500	0	4,199.	163,600	225,100	225,100	Year End Roll	12/16/2013
2013	104	FV	64,100	0	4,199.	155,700	219,800	219,800		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUSTICE JOHN P	41752-435		1/9/2004		590,000	No	No		
	17431-410		9/1/1986		62,500	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2019	226	Re-Roof	12,995	C				
10/30/2013	1608	Manual	2,495	C				

## ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
1/28/2014	Info Fm Prmt	EMK	Ellen K
5/5/2009	Measured	189	PATRIOT
2/9/2005	Info Fm Plan	BR	B Rossignol
5/6/2004	Other Change	BR	B Rossignol
3/8/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

